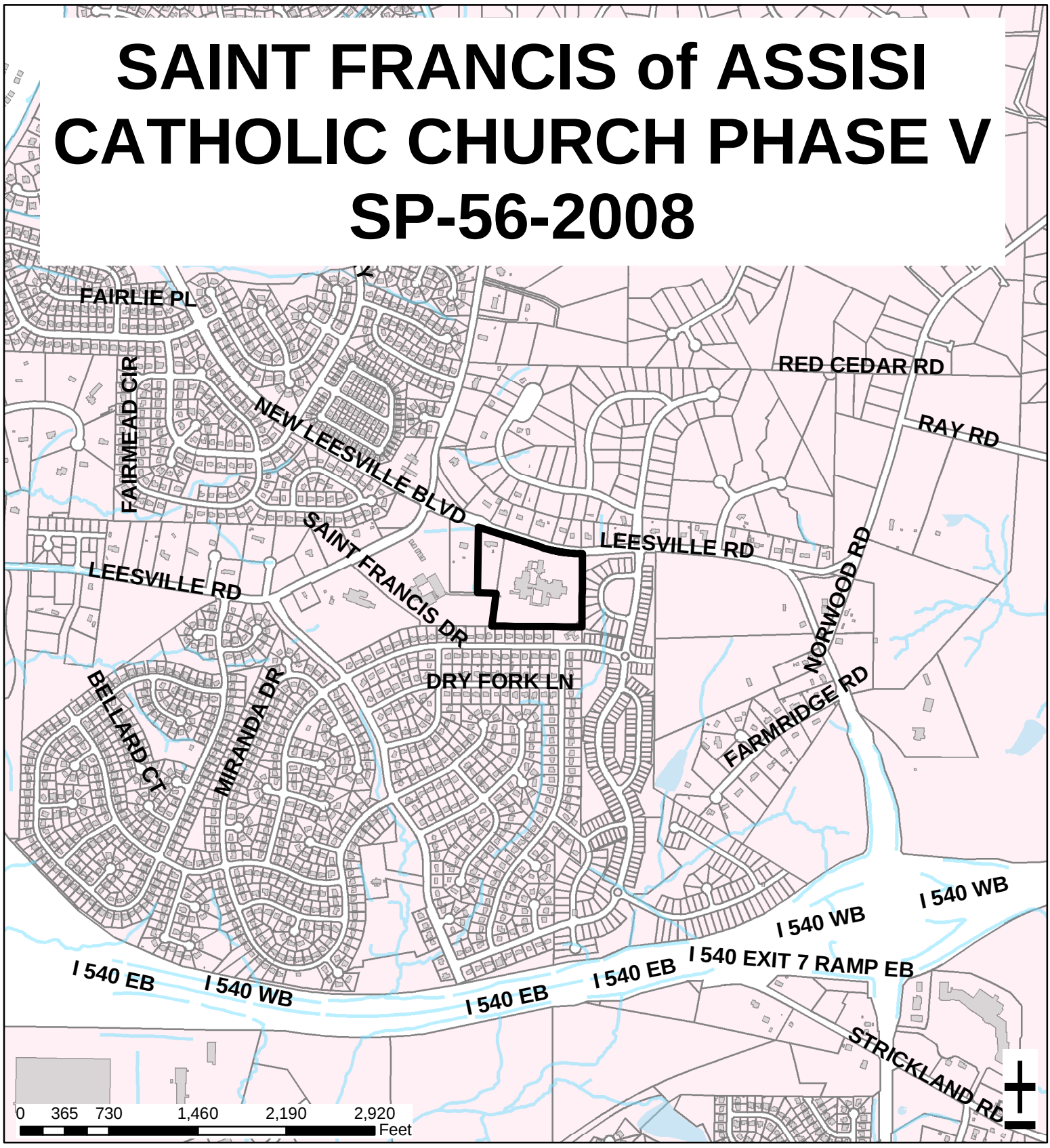
SAINT FRANCIS of ASSISI CATHOLIC CHURCH PHASE V SP-56-2008



Zoning:	**R-4**	Acres:	**27.20**
Planning		Proposed Sq. Ft.:	**53,700**
District:	**Umstead**	Planner:	**James Marapoti**
CAC:	**Northwest**	Phone:	**(919) 516-2642**
Drainage		Applicant Contact:	**Little & Little Landscape Arch.**
Basin:	**Sycamore Branch**	Phone:	**(919) 821-5645**

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	121.58'	296.58'	23°29'17"	61.66'	N53°47'11"E	120.73'
C2	91.32'	297.85'	17°34'03"	46.02'	N33°06'15"E	90.97'
C3	38.87'	25.00'	89°04'44"	24.60'	N68°49'30"E	35.07'
C4	32.85'	3454.21'	0°32'42"	16.43'	S66°54'02"E	32.85'
C5	145.96'	3567.65'	2°20'39"	72.99'	S68°21'52"E	145.95'
C6	61.54'	700.52'	5°02'00"	30.79'	S75°44'29"E	61.52'
C7	201.39'	882.76'	13°04'16"	101.13'	S84°47'37"E	200.95'

NOTES

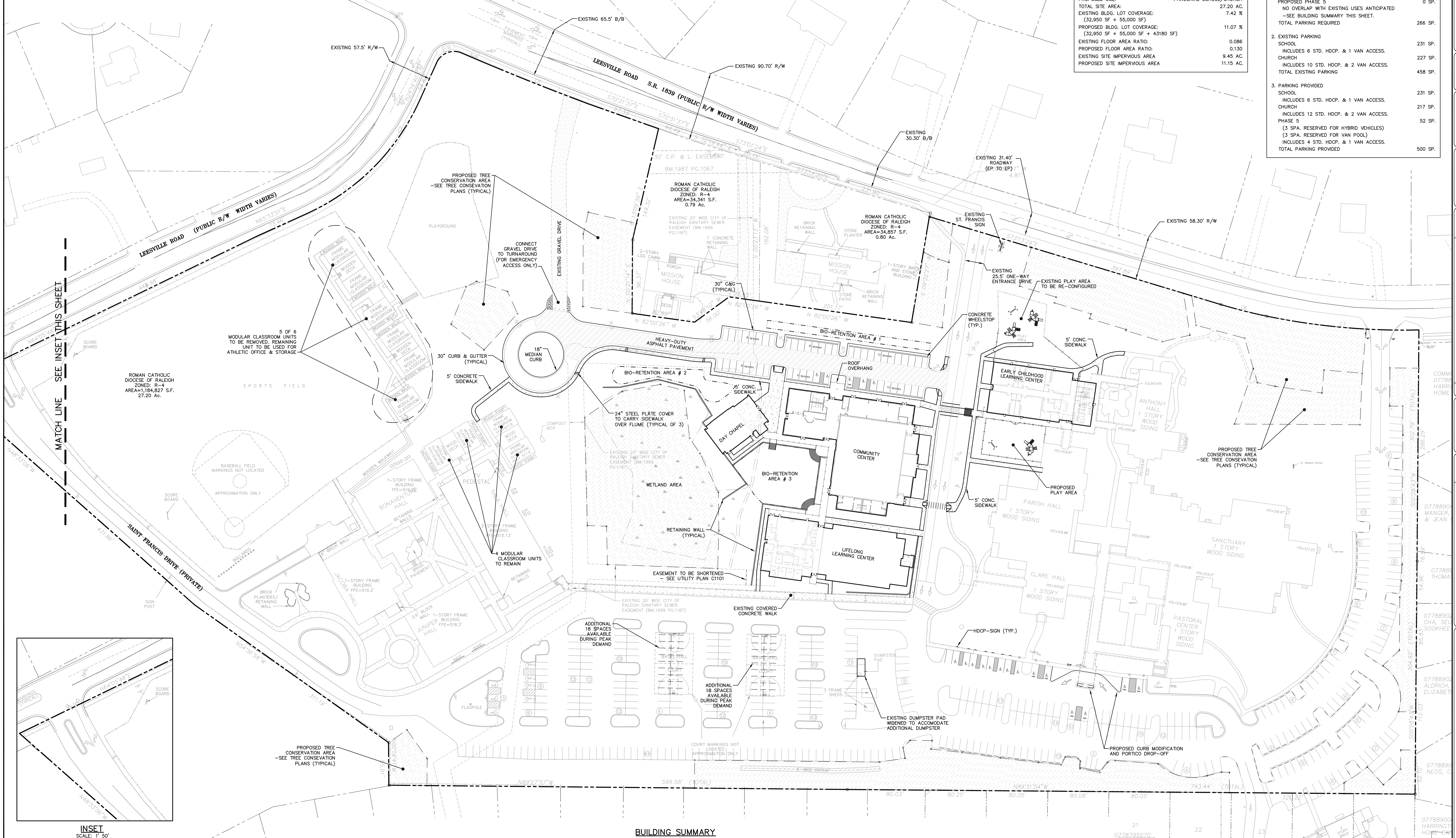
1. A SPECIAL USE PERMIT WAS ISSUED ON JANUARY 29, 1999 BY THE BOARD OF ADJUSTMENT (CASE# A–167–98) FOR THE FRANCISCAN SCHOOL. THE SUP ALLOWS A MAXIMUM OF 750 STUDENTS.
2. THE FRANCISCAN SCHOOL'S CURRENT CAPACITY IS SET AT 729 STUDENTS. NO CHANGE TO THIS NUMBER OF STUDENTS IS PROPOSED AS PART OF THIS PHASE 5 APPLICATION.

SITE DATA

ADDRESS:	11401 LEESVILLE ROAD, RALEIGH NC 27613 10000 SAINT FRANCIS DRIVE, RALEIGH NC 27613
PIN :	0778–69–5594, 0778–69–9640 0778–79–1651, 0778–79–5388
OWNER:	ROMAN CATHOLIC DIOCESE OF RALEIGH C/O BISHOP MICHAEL F. BURBIDGE 715 NAZARETH DRIVE RALEIGH, NC 27606–2187
SITE ZONING:	R–4
EXISTING USE:	PAROCHIAL SCHOOL/CHURCH
PROPOSED USE:	PAROCHIAL SCHOOL/CHURCH
TOTAL SITE AREA:	27.20 AC.
EXISTING BLDG. LOT COVERAGE: (32,950 SF + 55,000 SF)	7.42 %
PROPOSED BLDG. LOT COVERAGE: (32,950 SF + 55,000 SF + 43180 SF)	11.07 %
EXISTING FLOOR AREA RATIO:	0.086
PROPOSED FLOOR AREA RATIO:	0.130
EXISTING SITE IMPERVIOUS AREA	9.45 AC.
PROPOSED SITE IMPERVIOUS AREA	11.15 AC.

PARKING SUMMARY:

1. REQUIRED PARKING	
EXISTING SCHOOL CAMPUS	
1 SPA. FOR EVERY 5 SEATS IN PRINCIPLE ASSEMBLY ROOM (JACOBA HALL) 640 SEATS/5 =	128 SP.
INCLUDES 4 STD. HDCP. & 1 VAN ACCESS.	
EXISTING CHURCH CAMPUS	
1 SPA. FOR EVERY 8 SEATS IN PRINCIPLE ASSEMBLY ROOM (SANCTUARY) 1100 SEATS/8 =	138 SP.
INCLUDES 4 STD. HDCP. & 1 VAN ACCESS.	
PROPOSED PHASE 5	0 SP.
NO OVERLAP WITH EXISTING USES ANTICIPATED –SEE BUILDING SUMMARY THIS SHEET.	
TOTAL PARKING REQUIRED	266 SP.
2. EXISTING PARKING	
SCHOOL	231 SP.
INCLUDES 6 STD. HDCP. & 1 VAN ACCESS.	
CHURCH	227 SP.
INCLUDES 10 STD. HDCP. & 2 VAN ACCESS.	
TOTAL EXISTING PARKING	458 SP.
3. PARKING PROVIDED	
SCHOOL	231 SP.
INCLUDES 6 STD. HDCP. & 1 VAN ACCESS.	
CHURCH	217 SP.
INCLUDES 12 STD. HDCP. & 2 VAN ACCESS.	
PHASE 5	52 SP.
(3 SPA. RESERVED FOR HYBRID VEHICLES)	
(3 SPA. RESERVED FOR VAN POOL)	
INCLUDES 4 STD. HDCP. & 1 VAN ACCESS.	
TOTAL PARKING PROVIDED	500 SP.



BUILDING SUMMARY

EXISTING CHURCH CAMPUS

BUILDING	USE	SQUARE FOOTAGE	NO. STORIES	MAX. OCCUPANCY	COMMENT
SANCTUARY	CHURCH	29000	1	1100	PRINCIPAL ASSEMBLY ROOM
ANTHONY HALL	LARGE MEETING ROOM SMALL MTG. RMS. (4)	6000	1	342 50	
CLARE HALL	GYM./FELLOWSHIP HALL MINISTRY ROOMS (8)	18500	1	550 360	2 CLASSROOMS TO BE MOVED TO NEW ECLC ADDITION
ELIZABETH HALL	CLASSROOMS (2)	1500	1	35	2 CLASSROOMS TO BE MOVED TO NEW ECLC ADDITION

TOTAL EXISTING CHURCH CAMPUS S.F. = 55000

EXISTING FRANCISCAN SCHOOL CAMPUS

BUILDING	USE	SQUARE FOOTAGE	NO. STORIES	MAX. OCCUPANCY	COMMENT
THEA HALL	K–8 CLASSROOMS (13)	26280	2	572	
JUNIPER HALL	K–8 CLASSROOMS (6)	7360	1	282	
JACOBA HALL	CAFETERIA/CHAPEL	6390	1	640	PRINCIPAL ASSEMBLY ROOM
BONAVENTURE HALL	K–8 CLASSROOMS (4) ARTS/MUSIC	6060	1	90	

TOTAL EXISTING CHURCH CAMPUS S.F. = 46090

NEW PHASE 5

BUILDING	USE	SQUARE FOOTAGE	NO. STORIES	MAX. OCCUPANCY	COMMENT
COMMUNITY CENTER	GYMNASIUM YOUTH CENTER SENIOR CENTER OTHER TOTAL	6000 1450 830 10620 18900	1	1157 97 56	FUNCTIONS THAT ACCOMPANY CHURCH MINISTRIES & SCHOOL. ALTERNATIVE MEETING AND ACTIVITY SPACES.
DAY CHAPEL	CHURCH OTHER TOTAL	1800 1300 3100	1	257	DESIGNED TO SEAT 158 BUT ONLY PORTION OF ROOM IS FIXED SEATS. IT WILL NOT OVERLAP WITH MAIN CHURCH FUNCTIONS.
LIFELONG LEARNING CTR.	LECTURE HALL CLASSRM. (10) OTHER TOTAL	1450 7680 14870 24000	1 2	97 384	10 NEW CLASSROOMS WILL PROVIDE 3 FOR 6TH GRADE, 3 FOR 7TH GRADE, 3 FOR 8TH GRADE AND 1 SCIENCE CLASSROOM. IT IS ANTICIPATED THAT THE MODULARS WILL BE REMOVED FROM THE CAMPUS AND THE STUDENTS WILL SHIFT TO THIS FACILITY. THE LECTURE HALL IS AN ALT. MEETING ROOM FOR THE PARISH.
EARLY CHILDHOOD LEARNING CENTER ADDITION	CLASSRM. (4) MULTI-PURPOSE ROOM (1)	7700 (INCLUDES ORIGINAL 1300 SF ELIZABETH HALL)	1	196	THE CURRENT PROGRAM UTILIZES 6 CLASSROOMS. IN PHASE 2 WE WILL RENOVATE 2 OF THESE CLASSROOMS FOR ADMIN AND RELOCATED INTO NEW BUILDING. 2 OF EXISTING CLASSROOMS IN CLARE HALL WILL MOVE INTO NEW BUILDING.

TOTAL PROPOSED PHASE–5 S.F. = 53700

NC GRID NAD 83

SITE PLAN

50 0 25 50 100

(GRAPHIC SCALE IN FEET)
1 inch = 50 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 – 0481 (919) 489 – 4789

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER 029127 GEORGE J. RETSCHLE
NOT FOR CONSTRUCTION

NUM	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		

OWNER INFORMATION
ROMAN CATHOLIC DIOCESE OF RALEIGH
715 NAZARETH DRIVE
RALEIGH, NC 27606–2187

OWNERS REPRESENTATIVE:
Bishop MICHAEL F. BURBIDGE
PH. 821–9700
FAX 821–9705
EMAIL WESCHE@RALDIOC.ORG

DATE	ISSUED
10 JUN 08	SITE PLAN SUBMITTAL – CITY OF RALEIGH

ST. FRANCIS OF ASSISI CATHOLIC CHURCH PHASE V
RALEIGH, NORTH CAROLINA

PRELIMINARY SITE PLAN DRAWINGS

JOB #: 107016.00
DATE: 10 JUN 08
SCALE: AS NOTED
DRAWN BY: BN
REVIEWED BY: GJR

SHEET
C1000

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